

AGENDA
PLANNING AND ZONING COMMISSION MEETING
November 14, 2016
5:00 P.M.

ROLL CALL

APPROVAL OF THE MINUTES

1. October 17, 2016

RULES FOR CONDUCTING PUBLIC HEARINGS

Applicant and applicant representatives for the proposal will speak first for a period not to exceed 15 minutes.

Those members of the public desiring to speak on a particular item should refer to a meeting agenda and fill out a request to speak card indicating which item they wish to speak on and place it in the designated location prior to the meeting. Once the item is announced, each person's name who has filled out a card will be called on to speak. Proponents will speak, then the opponents. Each speaker will not be allowed more than three minutes. The speakers are requested to limit their remarks and to avoid duplication in their presentations.

Applicant will be allowed a total period of five minutes for rebuttal.

Items placed on the Consent Agenda by the Planning Commission Staff will not have time allocated for speaking, unless there is a member of the public present at the meeting who wishes to speak on the item.

CONSENT AGENDA

CONSENT - ITEMS FOR WITHDRAWAL

4 and 5

CONSENT - ITEMS FOR DEFERRAL

6, 8, 12, 13, 17, 18, 23

CONSENT - ITEMS FOR APPROVAL

9, 10, 11, 14, 16, 19, 22, 24

REGULAR AGENDA: ITEMS REQUIRE COUNCIL APPROVAL

2. **PA-8-16** **18200-18300 and 18366 Perkins Road East (Deferred from September 19 by the neighborhood and from October 17 by the applicant)** To amend the Comprehensive Land Use Plan from Neighborhood Center (NC) to Commercial (C) on property located on the south side of Perkins Road East, to the east of Highland Road, on a Tracts A-1-1A-1, A-1-1A-2 and A-1-1A-3 of the Durbin B. Kleinpeter Property. Sections 55 and 57, T8S, R2E, GLD, EBRP, LA (Council District 9-Boe') ***This case is related to the next item.***
[Application](#) [Staff Report](#)
DENIED 6-1

3. **Case 42-16** **18200-18300 and 18366 Perkins Road East (Deferred from September 19 by the neighborhood and from October 17 by the applicant)** To rezone from LC1 (Light Commercial One) to HC1 (Heavy Commercial One) on property located on the south side of Perkins Road East, to the east of Highland Road, on a Tracts A-1-1A-1, A-1-1A-2 and A-1-1A-3 of the Durbin B. Kleinpeter Property. Sections 55 and 57, T8S, R2E, GLD, EBRP, LA (Council District 9-Boe') ***This case is related to the previous item.*** [Application](#) [Staff Report](#)
DENIED 6-1

4. **PA-9-16** **10058-10088 South Choctaw Drive (Deferred from September 19 by the Planning Commission and from October 17 by the applicant)** To amend the Comprehensive Land Use Plan from Industrial (I) to Employment Center (EC) on property located on the south side of South Choctaw Drive, to the west of San Clemente Drive on Lots 73, 74 and 75 of the Baton Rouge East Business Center, 3rd Filing. Sections 65, T7S, R1E, GLD, EBRP, LA (Council District 6-Collins-Lewis) ***This case is related to the next item.***
[Application](#) [Staff Report](#)
WITHDRAWN BY THE APPLICANT

5. **Case 47-16** **10058 South Choctaw Drive (Deferred from September 19 by the Planning Commission and from October 17 by the applicant)** To rezone from M1 (Light Industrial) to CAB2 (Commercial Alcoholic Beverage Two) on property located on the south side of South Choctaw Drive, to the west of San Clemente Drive on a portion of Lot 73 of the Baton Rouge East Business Center, 3rd Filing. Sections 65, T7S, R1E, GLD, EBRP, LA (Council District 6-Collins-Lewis) ***This case is related to the previous item.*** [Application](#) [Staff Report](#)
WITHDRAWN BY THE APPLICANT

6. **TA-10-16** **Chapter 8, Rural Zoning** To repeal and revise Section 8.213, Rural Zoning to remove grandfathering provisions for multi-family and nonresidential uses and reduce the allowable density. [Staff Report](#)
DEFERRED TO DECEMBER 19, 7-0

7. **Case 36-16** **15055 and 15127 Perkins Road (Deferred from September 19 by the neighborhood and from October 17 by the applicant)** To rezone from R (Rural) to LC2 (Light Commercial Two) on property located to the north side

of Perkins Road, west of Pecue Lane on Tracts 2 and 3 of the Haynes C.H. Property. Section 49, T8S, R2E, GLD, EBRP, LA (Council District 9-Boe')

[Application](#)

[Staff Report](#)

APPROVED LC1 (LIGHT COMMERCIAL ONE) 6-0

8. **Case 51-16 9656 Cal Road (Deferred from October 17 by the neighborhood)** To rezone from A1 (Single Family Residential) to A2 (Single Family Residential) on property located at the southwest quadrant of the corner of Cal Road and Inniswold Road, on Lot 294 of Inniswold Estates Subdivision. Section 58, T7S, R1E, GLD, EBRP, LA (Council District 11-Heck) [Application](#) [Staff Report](#)
DEFERRED TO DECEMBER 19, 7-0
9. **Case 54-16 14424 Old Hammond Highway** To rezone from R (Rural) and C1 (Light Commercial) to LC1 (Light Commercial One) on property located on the south side of Old Hammond Highway, to the west of Millerville Road, on Lot 11-A of Shady Oaks Subdivision. Section 8, T7S, R2E, GLD, EBRP, LA (Council District 8-Amoroso) [Application](#) [Staff Report](#)
APPROVED 7-0
10. **Case 55-16 2020 O'Neal Lane** To rezone from R (Rural) to LC1 (Light Commercial One) on property located on the west side O'Neal Lane, to the north of Nehru Avenue on Lot A, formerly known as the Exxon Co. USA Property. Section 47, T7S, R2E, GLD, EBRP, LA (Council District 8-Amorosa) [Application](#) [Staff Report](#)
APPROVED 7-0
11. **Case 56-16 4321 Perkins Road** To rezone from C1 (Light Commercial) to NC-AB (Neighborhood Commercial Alcoholic Beverage) on property located on the north side of Perkins Road, to the east of Balis Drive on a portion of Lot B-2 of Richland Plantation Subdivision. Section 94, T7S, R1E, GLD, EBRP, LA (Council District 12-Delgado) [Application](#) [Staff Report](#)
APPROVED 7-0
12. **Case 57-16 2111 and 1600-1700 UND Lobdell Boulevard** To rezone from PUD (Planned Unit Development) to LC3 (Light Commercial Three) on property located on the west side of Lobdell Boulevard, south of Greenwell Springs Road on Tract X-1-B and a portion of Tract X-1-A-1 previously known as Ardendale (Phase I). Sections 73, 74, and 79, T7S, R1E, GLD, EBRP, LA (Council District 6-Collins-Lewis) [Application](#) [Staff Report](#)
DEFERRED TO DECEMBER 19, 7-0
13. **Case 58-16 5100 Greenwell Springs Road** To rezone from PUD (Planned Unit Development) and A1 (Single Family Residential) to A3.1 (Limited Residential) on property located on the east and west side of North Ardenwood Drive, south of Greenwell Springs Road on a portion of Tract X-2-A formerly known as the C.C. Bird Property and a portion of Tract X-1-A-1 formerly known as Ardendale (Phase I). Sections 73, 74, and 79, T7S, R1E, GLD, EBRP, LA (Council District 6-Collins-Lewis) [Application](#) [Staff Report](#)
DEFERRED TO DECEMBER 19, 7-0

14. **Case 59-16 8600-8700 UND Summa Avenue** To rezone from LC1 (Light Commercial One) to LC3 (Light Commercial Three) on property located between Summa Avenue and Picardy Avenue on a portion of Tract B-1-A of the Lawrence Messina Tract. Section 56, T7S, R1E, GLD, EBRP, LA (Council District 11-Heck)
[Application](#) [Staff Report](#)
APPROVED 7-0
15. **Case 60-16 918 and 600-1100 UND Staring Lane** To rezone from A1 (Single Family Residential) to A2.6 (Zero Lot Line District) on property located on the southeast side of Staring Lane south of Staring Court on Lot 43, the W ½ of W ½ of 44, and the E ½ of W ½ of 44; Staring Plantation Subdivision. Section 67, T8S, R1E, GLD, EBRP, LA (Council District 12-Delgado)
[Application](#) [Staff Report](#)
DEFERRED TO DECEMBER 19, 6-0
16. **Case 61-16 3131, 3135, and 3153 Government Street** To rezone from C1 (Light Commercial) to C-AB-1 (Commercial Alcoholic Beverage One) on property located on the north side of Government Street east of Beverly Drive on a portion of Lots 3 and 4 of Ogden Park Subdivision. Section 81, T7S, R1E, GLD, EBRP, LA (Council District 10-Wicker) [Application](#) [Staff Report](#)
APPROVED 7-0
17. **Case 62-16 12700-12800 UND Burbank Drive** To rezone from C2 (Heavy Commercial) to A2.7 (Single Family Residential) located on the northwest side of Burbank Drive south of Highland Road on a portion of Tract M-2 of the Dawl Corporation Property. Section 50, T8S, R1E, GLD, EBRP, LA (Council District 3-Loupe) *This case is related to the next item.*
[Application](#) [Staff Report](#)
DEFERRED TO DECEMBER 19, 7-0
18. **S-7-16 Willows at Bayou Fountain** A proposed 102 single family lot subdivision with 6 common area tracts, and 3 commercial lots, located on the northwest side of Burbank Drive south of Highland Road on a portion of Tract M-2 of the Dawl Corporation property. (Council District 3-Loupe) *This case is related to the previous item and requires Planning Commission approval only.*
[Application](#) [Staff Report](#)
DEFERRED TO DECEMBER 19, 7-0
19. **ISPUD-6-13 333 Lofts North Revision 2** To add five multifamily units and increase allowable building height within an existing ISPUD on property located on the southeast side of East Boyd Drive and south of Dodson Avenue, on an Undesignated Tract, Lot 1, 6-A and 7-A of University View Homesites. Section 66, T7S, R1W, GLD, EBRP, LA (Council District 12-Delgado)
[Application](#) [Staff Report](#)
APPROVED 7-0

REGULAR AGENDA: ITEMS REQUIRE PLANNING APPROVAL ONLY

20. SPUD-5-00 **Mount Hope Plantation (Deferred from September 19 by the Neighborhood and from October 17 by the Planning Commission)** Revision to increase the assembly building square footage, build four cottages to be used for bed and breakfast accommodations, and build a garage/food warming area on property located on the north side of Highland Road and east of Albert Hart Drive, on an Undesignated Tract and the J. Hammatt Tract, being a portion of Anna Hammatt Property. Section 65, T8S, R1E, GLD, EBRP, LA (Council District 12-Delgado) [Application](#) [Staff Report](#)
DEFERRED TO DECEMBER 19, 6-0
21. SPUD-4-14 **Captain D's (also known as Circle K Stores SPUD) (Deferred from October 17 by Councilperson Cole)** Proposal for a restaurant with a drive thru on a vacant parcel within an existing SPUD on property located on the north side of Government Street, to the east of South Foster Drive, on Tract D of the J.D. Garig Property. Section 82, T7S, R1E, GLD, EBRP, LA (Council District 7-Cole) [Application](#) [Staff Report](#)
APPROVED 7-0
22. CUP-6-09 **St. George Catholic Church (7808 St. George Drive)** A Conditional Use Permit for an existing church and school site to replace an existing sanctuary with a new Pre-Kindergarten facility on property located on the west side of Siegen Lane, south of Kinglet Drive, on a portion of Tract Y-1 of the St. George Catholic Church Property, formally of the Audubon Terrace Subdivision, First Filing. Section 55, T8S, R1E, GLD, EBRP, LA (Council District 11- Heck) [Application](#) [Staff Report](#)
APPROVED 7-0
23. SS-16-16 **D. J. Richardson Tract (18031 Hoo Shoo Too Road and 18210 Family Lane)** A proposed 3 lot subdivision on a private street located on property to the north side of Hoo Shoo Too Road, east of Jefferson Ridge Drive, on Lot 1-C-1-A of the D.J. Richardson Tract. (Council District 9- Boé) [Application](#) [Staff Report](#)
DEFERRED TO DECEMBER 19, 7-0
24. SP-13-16 **Howell Place (Deferred from October 17 by the applicant)** A proposed site plan for a. senior living facility greater than 50,000 square feet, 310 Low Density Multi-Family Residential Units, and a 3,200 sq. ft. clubhouse located on the south side of 72nd Street, between Interstate I-110 and Plank Road, located on Tract B-1 of the Howell Community Farms Subdivision (Council District 10-Wicker) [Application](#) [Staff Report](#)
APPROVED 7-0

COMMUNICATIONS

DIRECTOR'S COMMENTS

COMMISSIONERS' COMMENTS

ADJOURN